143.0	0007	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	810,800 / 810,800
					USE VALUE:	810,800 / 810,800
					ASSESSED:	810,800 / 810,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		COOLIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BRIGGS ANNE K--ETAL
Owner 2:	BELL KENNETH L
Owner 3:	
Street 1:	55 COOLIDGE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,379 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1928, having primarily Wood Shingle Exterior and 1778 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5379.000	340,700	5,000	465,100	810,800
Total Card	0.123	340,700	5,000	465,100	810,800
Total Parcel	0.123	340,700	5,000	465,100	810,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 456.02 | /Parcel: 456.0

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 93017

GIS Ref

GIS Ref

Insp Date 04/15/14

!11131!

PREVIOUS ASSESSMENT

Parcel ID 143.0-0007-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	340,800	5000	5,379.	465,100	810,900	810,900	Year End Roll	12/18/2019
2019	101	FV	258,700	5100	5,379.	436,000	699,800	699,800	Year End Roll	1/3/2019
2018	101	FV	258,700	5100	5,379.	360,400	624,200	624,200	Year End Roll	12/20/2017
2017	101	FV	258,700	5100	5,379.	331,400	595,200	595,200	Year End Roll	1/3/2017
2016	101	FV	258,700	5100	5,379.	302,300	566,100	566,100	Year End	1/4/2016
2015	101	FV	244,600	5100	5,379.	296,500	546,200	546,200	Year End Roll	12/11/2014
2014	101	FV	244,600	5100	5,379.	275,600	525,300	525,300	Year End Roll	12/16/2013
2013	101	FV	243,600	5100	5,379.	262,200	510,900	510,900		12/13/2012

PRINT

Date	Time
12/11/20	01:20:08

LAST REV

Date	Time
04/15/14	09:54:02
philc	
11131	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15052-313		6/1/1983		86,000	No	No		Y

USER DEFINED

Prior Id # 1:	93017
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/23/2013	728	Redo Bat	14,500					
11/20/2012	1533	Manual	16,660	C				
4/3/2008	311	Manual	7,851			G9	GR FY09	install new door/p
3/19/2001	145	Re-Roof	2,400	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2014	Measured	PC	PHIL C
6/7/2013	Info Fm Prmt	EMK	Ellen K
4/12/2013	Info Fm Prmt	MM	Mary M
10/6/2008	Meas/Inspect	189	PATRIOT
12/15/2000	Inspected	256	PATRIOT
11/23/1999	Mailer Sent		
11/16/1999	Measured	264	PATRIOT
1/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5379		Sq. Ft.	Site		0	80.	1.08	9									465,094						465,100	

Total AC/HA: 0.12348 | Total SF/SM: 5379 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 465,094 | Spl Credit | Total: 465,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	16 - Stone Vene	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BIEGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.24055123
Const Adj.:	0.99470198
Adj $ / SQ:	160.417
Other Features:	85000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	418573
Depreciation:	77855
Depreciated Total:	340718

COMMENTS

OF= PBL SINK FOR BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	1				HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

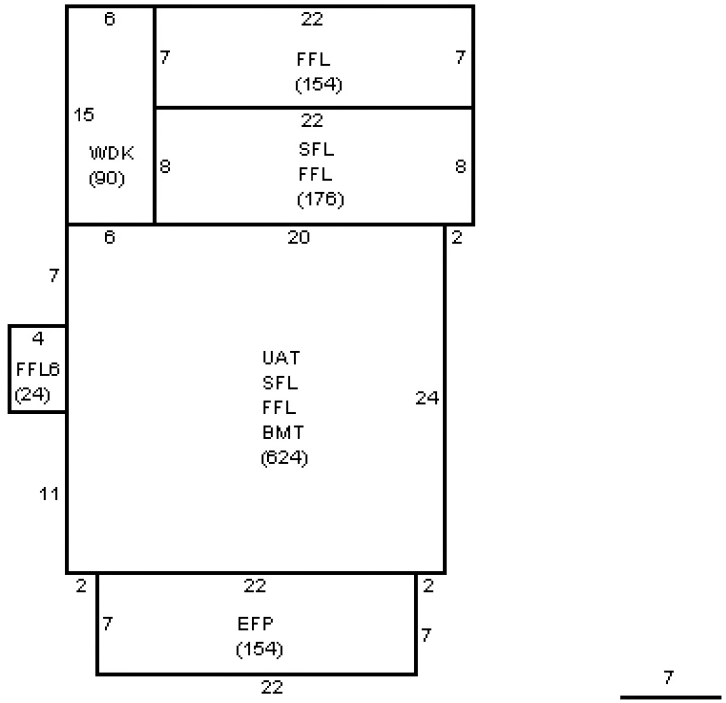
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	160.42
Special Features:	0	Val/Su Net:	121.59
Final Total:	340700	Val/Su SzAd	191.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	978	160.420	156,888
SFL	Second Floor	800	160.420	128,334
BMT	Basement	624	48.130	30,030
UAT	Upper Attic	156	64.170	10,010
EFP	Enclos Porch	154	44.670	6,879
WDK	Deck	90	15.920	1,432

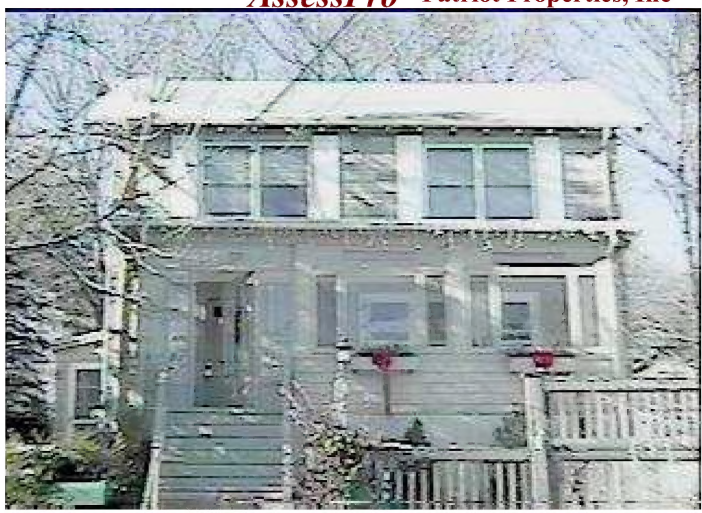
Net Sketched Area:	2,802			Total:	333,573
Size Ad	1778	Gross Are	3270	FinArea	1778

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

143.0-0007-0002.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12 X 18	A	AV	1930	26.57	T	40	101			3,400			3,400
22	Wood Deck	D	Y	1	12X18	A	AV	1980	10.63	T	31.2	101			1,600			1,600

More:	N	Total Yard Items:	5,000	Total Special Featues:	Total: 5,000